

**RESOLUTION NO. 2016- 121**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**CREEKSIDE AT TWIN CREEKS PHASE 1A.**

**WHEREAS, TWIN CREEKS VENTURES LLC, A FLORIDA LIMITED LIABILITY COMPANY; AND SOUTH JACKSONVILLE PROPERTIES LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS OWNERS** have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Creekside at Twin Creeks Phase 1A.

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA,** as follows:

**Section 1.** The above-described subdivision plat and its dedicated areas depicted thereon, except for the road rights of way for Sweet Oak Way, Silver Creek Place, and Broomsedge Circle, are conditionally approved and accepted by the Board of County Commissioners of St. Johns County, Florida subject to Sections 2, 3, 4, 5 and 6. Only the dedication of the road right of way designated as Twin Creeks Drive is conditionally approved and accepted by this Section.

**Section 2.** A Required Improvements Bond in the amount of \$6,686,415.89 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$872,141.20 will be required for maintenance.

**Section 4.** The approval and acceptance described in Section 1 shall not take effect until the Clerk has received a title opinion, certificate, or policy pertaining to the real property that is the subject of the aforementioned subdivision plat which opinion, certificate or policy is in a form acceptable to the County Attorney or Assistant County Attorney.

**Section 5.** The Clerk is instructed to file and record the consent and joinder (s) to the plat executed by all mortgages identified in the title opinion or certificate of the title in Section 4.

**Section 6.** The approval and acceptance described in Section 1 shall not take effect until the plat has been signed by each of the following departments, person or offices:

- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval shall automatically terminate. If the plat is signed by the Clerk on or before such time, the conditions described herein shall be deemed to have been met.

**ADOPTED** by the Board of County Commissioners of St. Johns County, Florida, this 3<sup>rd</sup> day of May, 2016.

**BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA**

BY: Jeb S. Smith  
Jeb S. Smith, Chair

**ATTEST:** Hunter S. Conrad

Pam Halterman  
Deputy Clerk

**RENDITION DATE** 5/5/16



